

**MONROE COUNTY, INDIANA**

Auditor's Certificate of Adjustment to the  
Base Assessed Valuation of TIF Districts

**TIF Neutralization Assessed March 1, 2015 for 2016**

September 11, 2015

*FSG*

Financial  
Solutions  
Group,  
Inc.

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 53 - Monroe  
 Jurisdiction City of Bloomington  
 Allocation Code T53001  
 Allocation Area Name Thomson Original

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msn.com

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
  - 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
  - 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)
  - 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
  - 5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
  - 6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
  - 7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
  - 8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area
  - 9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)
  - 10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)
  - 11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10)
  - 12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)
  - 13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)
  - 14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)
- 2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**

\$24,578,218	
55,897,197	\$80,475,415
80,067,760	
1,481,400	
373,568	
	\$78,212,792
	0.97188
	\$23,887,079
	\$56,180,681
	2.0900
	\$1,174,176
	0.97188

I, Steve Sauter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-11-15  
Steve Sauter  
 County Auditor (Signature)

Steve Sauter  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Thomson Original

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma  
 Commissioner, Department of Local Government Finance

Date 9-11-15

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 53 - Monroe  
 Jurisdiction City of Bloomington  
 Allocation Code T53002  
 Allocation Area Name Thomson Expanded

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msn.com

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
- 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
- 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)

- 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
- 5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
- 6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
- 7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
- 8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area
- 9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)

11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10)

12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)

13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)

14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

\$5,138,225	
10,401,565	\$15,539,790
15,553,150	
	\$15,553,150
	1.00086
	\$5,142,644
	\$10,410,506
	2.0900
	\$217,580
	1.00086

I, Steve Sauter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-11-15  
Steve Sauter  
 County Auditor (Signature)

Steve Sauter  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Thomson Expanded

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Shaadema  
 Commissioner, Department of Local Government Finance

9-11-15  
 Date

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 53 - Monroe  
 Jurisdiction City of Bloomington  
 Allocation Code T53003  
 Allocation Area Name Walnut-Winslow

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msn.com

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
- 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
- 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)

- 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
- 5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
- 6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
- 7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
- 8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area
- 9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)

11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10)

12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)

13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)

14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

\$26,952,038	
2,649,596	\$29,601,634
29,713,467	
172,600	
	\$29,540,867
	0.99795
	\$26,896,786
	\$2,816,681
	2.0900
	\$58,869
	0.99795

I, Steve Sauter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-11-15  
Steve Sauter  
 County Auditor (Signature)

Steve Sauter  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Walnut-Winslow

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Timothy J. Schaafsma  
 Commissioner, Department of Local Government Finance

Date 9-11-15

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 53 - Monroe  
 Jurisdiction City of Bloomington  
 Allocation Code T53004  
 Allocation Area Name Original Downtown

Form Prepared By: Greg Guerrettaz  
 Name Financial Solutions Group, Inc.  
 Unit/Company 317-837-4933  
 Phone Number finance@msn.com  
 Email Address

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
- 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
- 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)

- 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
- 5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
- 6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
- 7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
- 8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area
- 9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)

11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10)

12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)

13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)

14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

\$75,166,491	
175,224,031	\$250,390,522
281,341,306	
32,253,200	
388,860	
	\$248,699,246
	0.99325
	\$74,659,117
	\$206,682,189
	2.0900
	\$4,319,658
	0.99325

I, Steve Sautter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-11-15  
Steve Sautter  
 County Auditor (Signature)

Steve Sautter  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Original Downtown

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony L. Shafer  
 Commissioner, Department of Local Government Finance

Date 9-11-15

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County  
Jurisdiction  
Allocation Code  
Allocation Area Name

53 - Monroe  
City of Bloomington  
T53005  
Expanded Downtown

Form Prepared By:  
Name  
Unit/Company  
Phone Number  
Email Address

Greg Guerrettaz  
Financial Solutions Group, Inc.  
317-837-4933  
finance@msn.com

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
  - 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
  - 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)
  - 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
  - 5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
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  - 7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
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  - 9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)
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  - 12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)
  - 13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)
  - 14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)
- 2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**

\$3,550,820	
20,356,575	\$23,907,395
24,735,065	
88,100	
	\$24,646,965
	1.03093
	\$3,660,647
	\$21,074,418
	2.0900
	\$440,455
	1.03093

I, Steve Sauter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated

9-11-15

County Auditor (Signature)

Steve Sauter  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

Expanded Downtown

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date

9-11-15

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 53 - Monroe  
 Jurisdiction Monroe County  
 Allocation Code T53006  
 Allocation Area Name Westside

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msn.com

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
- 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
- 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)

- 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
- 5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
- 6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
- 7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
- 8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area
- 9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)

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- 11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 + Line 10)
- 12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)

- 13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)
- 14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

\$62,158,991	
89,896,158	\$152,055,149
151,949,219	
2,569,094	
120,400	
	\$149,259,725
	0.98162
	\$61,016,509
	\$90,932,710
	1.6800
	\$1,527,670
	0.98162

I, Steve Sauter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-11-15  
Steve Sauter  
 County Auditor (Signature)

Steve Sauter  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Westside

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Anthony Schaafsma  
 Commissioner, Department of Local Government Finance

Date 9-11-15

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County  
Jurisdiction  
Allocation Code  
Allocation Area Name

53 - Monroe  
City of Bloomington  
T53007  
Adams Crossing

Form Prepared By:  
Name  
Unit/Company  
Phone Number  
Email Address

Greg Guerrettaz  
Financial Solutions Group, Inc.  
317-837-4933  
finance@msn.com

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
- 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
- 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)

- 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
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- 11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10)
- 12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)

- 13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)
- 14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

\$9,767,623	
42,597,277	\$52,364,900
78,420,650	
25,181,900	
	\$53,238,750
	1.01669
	\$9,930,645
	\$68,490,005
	2.0900
	\$1,431,441
	1.01669

I, Steve Sauter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated

9-11-15

County Auditor (Signature)

*Steve Sauter*

County Auditor (Printed)

Steve Sauter

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

Adams Crossing

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

*Courtney L. Schaafsma*

Date

9-11-15



# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 53 - Monroe  
 Jurisdiction City of Bloomington  
 Allocation Code T53008  
 Allocation Area Name Adams Crossing Expanded

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msn.com

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
  - 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
  - 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)
  - 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
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  - 10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)
  - 11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10)
  - 12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)
  - 13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)
  - 14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)
- 2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**

	\$1,478,400	
	269,600	\$1,748,000
	1,765,600	
		\$1,765,600
		1.01007
		\$1,493,287
		\$272,313
		2.0900
		\$5,691
		1.01007

I, Steve Saulter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-11-15  
Steve Saulter  
 County Auditor (Signature)

Steve Saulter  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Adams Crossing Expanded

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony Schaafsma  
 Commissioner, Department of Local Government Finance

9-11-15  
 Date

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County  
Jurisdiction  
Allocation Code  
Allocation Area Name

53 - Monroe  
City of Bloomington  
T53009  
Adams Crossing Expanded (2)

Form Prepared By:  
Name  
Unit/Company  
Phone Number  
Email Address

Greg Guerrettaz  
Financial Solutions Group, Inc.  
317-837-4933  
finance@msn.com

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
- 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
- 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)

- 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
- 5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
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- 11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10)
- 12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)

- 13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)
- 14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

\$23,030,583	
1,662,000	\$24,692,583
24,733,676	
20,100	
	\$24,713,576
	1.00085
	\$23,050,159
	\$1,683,517
	2.0900
	\$35,186
	1.00085

I, Steve Sauter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated

9-11-15

County Auditor (Signature)

*Steve Sauter*

County Auditor (Printed)

Steve Sauter

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

Adams Crossing Expanded (2)

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

*Courtney L. Shafer*

Date

9-11-15

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 53 - Monroe  
 Jurisdiction City of Bloomington  
 Allocation Code T53010  
 Allocation Area Name Kinser-Prow

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msn.com

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
- 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
- 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)
- 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
- 5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
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- 11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10)
- 12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)
- 13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)
- 14) Estimated 2015 Pay 2016 Incremental Tax Revenue (Line 12/100) \* Line 13)

\$5,211,163	
4,706,377	\$9,917,540
10,042,375	
	\$10,042,375
	1.01259
	\$5,276,772
	\$4,765,603
	2.0900
	\$99,601
	1.01259

I, Steve Sauter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-11-15  
Steve Sauter  
 County Auditor (Signature) Steve Sauter  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Kinser-Prow

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.  
Christopher L. Sauter  
 Commissioner, Department of Local Government Finance  
 Date 9-11-15

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 53 - Monroe  
 Jurisdiction City of Bloomington  
 Allocation Code T53011  
 Allocation Area Name Whitehall/Gates

Form Prepared By: Greg Guerrettaz  
 Name Financial Solutions Group, Inc.  
 Unit/Company 317-837-4933  
 Phone Number finance@msn.com  
 Email Address

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
  - 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
  - 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)
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  - 9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)
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  - 14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)
- 2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**

\$1,208,350	
69,324,050	\$70,532,400
70,375,300	
105,000	
	\$70,270,300
	0.99628
	\$1,203,855
	\$69,171,445
	2.0900
	\$1,445,683
	0.99628

I, Steve Sauter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-11-15  
Steve Sauter  
 County Auditor (Signature)

Steve Sauter  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Whitehall/Gates

The base assessed value adjustments certified above, is approved by the Department of Local Government Finance.

Anthony Schaafsma  
 Commissioner, Department of Local Government Finance

Date 9-11-15

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 53 - Monroe  
 Jurisdiction City of Bloomington  
 Allocation Code T33012  
 Allocation Area Name Tapp Road

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msn.com

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
- 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
- 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)

- 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
- 5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
- 6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
- 7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
- 8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area
- 9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)

- 10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)

- 11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10)
- 12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)

- 13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)
- 14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)

**2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**

\$75,340	
15,736,960	\$15,812,300
16,113,370	
456,070	
	\$15,657,300
	0.99020
	\$74,602
	\$16,038,768
	2.0900
	\$335,210
	0.99020

I, Steve Sauter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-11-15  
Steve Sauter  
 County Auditor (Signature)

Steve Sauter  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Tapp Road

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schafer  
 Commissioner, Department of Local Government Finance

Date 9-11-15

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 53 - Monroe  
 Jurisdiction Monroe County  
 Allocation Code T53013  
 Allocation Area Name State Road 46

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msn.com

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
- 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
- 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)

\$8,412,295  
15,724,785  
\$24,137,080

- 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
- 5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
- 6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
- 7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
- 8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area
- 9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)

27,368,172

3,504,100

\$23,864,072

0.98869

- 10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)

\$8,317,152

\$19,051,020

- 11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10)
- 12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)

1.6800

\$320,057

- 13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)
- 14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)

0.98869

## 2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

I, Steve Saulter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-11-15  
Steve Saulter  
 County Auditor (Signature)

Steve Saulter  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name State Road 46

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Anthony J. DeAngelo  
 Commissioner, Department of Local Government Finance

Date 9-11-15

# **PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET**

County 53 - Monroe  
 Jurisdiction Monroe County  
 Allocation Code T53014  
 Allocation Area Name Fullerton Pike

Form Prepared By:  
 Name Greg Guerretaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msn.com

- 1) 2014 Pay 2015 Base Assessed Value of Allocation Area
- 2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
- 3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)

\$2,421,462	
20,521,114	
	\$22,942,576

- 4) 2015 Pay 2016 Net Assessed Value of Allocation Area
- 5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
- 6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
- 7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
- 8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area
- 9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)

22,991,140	
	\$22,991,140

- 10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)

	1.00212
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- 11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10)
- 12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)

\$2,426,595	
\$20,564,545	

- 13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)
- 14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) \* Line 13)

1.3400	
\$275,565	

1.00212
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## **2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**

I, Steve Sauter, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-11-15  
Steve Sauter  
 County Auditor (Signature)

Steve Sauter  
 County Auditor (Printed)

## **DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Fullerton Pike

The base assessed value adjustments certified above, is approved by the Department of Local Government Finance.

Anthony Schaafsma  
 Commissioner, Department of Local Government Finance

9-11-15  
 Date